Division: Engineering Member: Tim Welch

Engineering Design Mgr. Office Ph. 954-828-5123 Office Fax: 954-828-5275 Email: timw@cityfort.com

Project Altman Development Co. Case #: 3-ZPUD-03

Name:

Date: December 9, 2003

Comments:

- 1. The submitted survey is invalid for purposes of review of right of way requirements. The survey doesn't indicate right of way widths or half section widths from centerline for determination of right of way minimum requirements. Sunrise Boulevard is a Broward Co. Traffic Way and requires a sixty (60) foot half section. Appropriate corner chords shall be provided at intersections as directed by FDOT. Proof of dedication for these areas shall be delivered prior to staff issuing final DRC authorization.
- 2. The applicant shall present a trips calculation and if the site generates an excess of 1,000 trips per day the applicant shall fund a traffic impact evaluation. A deposit sufficient to cover services to review this study by City's consultant shall be paid in full prior to scheduling a methodology meeting with City and City's consultant. All review requirements and fees shall be resolved/paid prior to staff authorizing site plan review by boards or final DRC approval.
- 3. The engineer shall apply for and obtain a surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer when requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
- 4. Owner of the referenced property is advised that no site plan approval shall be issued until said site plan reflects all easements, rights of way or encroachments recorded over this property. No building permit shall be issued until the City is supplied with a signed and sealed survey showing all above ground improvements, open and notorious evidence of encroachments, utilities or rights of way and all easements, rights of way and encroachments. This survey shall be based on an abstract of title dated no earlier than ninety

(90) days prior to the date of building permit application. Copies of all relevant deeds or other documents evidencing those matters of title shown on the site plan and survey shall be provided to the City along with the survey, along with a copy of the title abstract. Additionally, an affidavit shall be provided by an attorney licensed to practice law in the State of Florida attesting to no additional recordings of easements or encroachments from the remainder of time from ninety (90) days prior to the date of permit application to the date of issuance.

- 5. The owner shall provide a signed statement agreeing to satisfy all components of item 4 (above) prior to requesting final DRC authorization.
- 6. The engineer is directed to satisfy those minimum standards for review for the Notice of Intent (FAC 62-621.300(4)(b)) reviews per State of Florida Department of Environmental Protection (FDEP) criteria. This review is required for sites of 1 acre or larger which have the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the administrative code for protection.
- 7. The proposed Paving and Drainage Plan (sheet C-2) includes plans for private drainage and paving facilities in public rights of way and easements. The City of Fort Lauderdale requires private facilities to be separated from public facilities with an established point of service such as a meter or manhole separation at property line. Stormwater systems are to be completely separate from each other.
- 8. On Sheet C-2 of 9 private drainage, water, and sewer infrastructure are designed within the public utility easement retained following vacation of the prior 15-foot alley on the west boundary of the project site. This easement was retained for public facilities (franchise or City utilities). This design shall be critically reviewed for objection with each franchisee at a minimum after confirming no City facilities are present in the easement.
- 9. Sheet C-2 shows what appear to be building and column structures, private drainage structures, paving, curb and gutter, and sewer infrastructure proposed along N.E. 12 Avenue. These facilities do not conform to the City or County standards for right of way construction.
- 10. This site and uses proposed in public right of way may require review by the Property & Right of Way Committee. Applications for this review are available from Yvonne Redding at the Planning office.

- 11. Sheet C-2 doesn't represent existing City infrastructure or plans for relocation or abandonment of same with proposed facilities (that don't conform to department standards). We will need to discuss the proposed plans for new and removed services at the DRC meeting. A dry run review shall be necessary for any approval once the structures and concerns over standards are resolved. There are many items concerning service, metering, and overall right of way standards for materials and alignments that must be reviewed on the plans submitted.
- 12. The applicant shall evaluate all overhead electrical and lighting provided currently by the City of Fort Lauderdale and/or FPL and apply for separate engineering permit(s) to modify any existing facilities. This permit issuance will predicated on whether the proposed changes conform to standards of the City or pose certain hardships or liabilities beyond that which is desired by the Engineering Department.
- 13. Discuss with Planning staff the width of sidewalks required on Sunrise Boulevard, N.E. 12 Avenue, and N.E. 11 Street. A minimum of five (5) foot wide walks will be required, but other planning initiatives may require wider walks.
- 14. All water and sewer detail sheets shall be Fort Lauderdale Standard sheets. A separate engineering permit shall be required for all right of way construction. Easements shall be required for meters (4 inch and larger) and point of service manholes.
- 15. Landscaping plans shall be reviewed critically with utility plans to eliminate potential conflicts, impacts to public sidewalks or streets, etc.
- 16. A construction mitigation plan shall be prepared for review by staff for purpose of reduction of impacts, control of dust, nuisance parking and operations, etc.

Division: Fire **Member:** Albert Weber

954-828-5875

Project Altman Development Co. Case #: 3-ZPUD-03

Name:

Date: December 9, 2003

Comments:

1. Fire lane required as per 3-5 of the FFPC. Current fire lane is non-complying.

At DRC review the following additional requirements apply:

1. Flow test required.

- 2. Show hydrant locations per NFPA 24.
- 3. Show sprinkler main with DDC and FDC.
- 4. Floor plans for buildings required.

Division: Info. Systems **Member:** Gary Gray

954-828-5762

Project Altman Development Co. Case #: 3-ZPUD-03

Name:

Date: December 9, 2003

Comments:

This site plan will adversely impact the City's communication networks in the
future. The combined effects of building construction in Fort Lauderdale are
having an adverse impact on the performance of the City's communication
networks. Costs of mitigating the impact on the City's communication networks
shall be born by the developer. This shall include the purchase and installation of
network equipment required to restore communications impacted by this
development.

Recommendations:

1. The City will require the developer to utilize the roof for City communications infrastructure components provided by the developer. This includes, but is not limited to; antennas, repeaters, UPS power supplies, and antennas. The building owners shall provide a secure climate controlled environment, no less than 100 square feet, preferably 10x10x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual antennas spaced no less than 4 feet apart. Additional construction and equipment specifications will be made available as required.

Division: Landscape Member: Dave Gennaro

954-828-5200

Project Altman Development Co. Case #: 3-ZPUD-03

Name:

Date: December 9, 2003

Comments:

- 1. All Tree Preservation Ordinance requirements apply. If there are "large, existing desirable trees", site plan redesign may be required to save such trees. Removal of "specimen "trees would require equivalent replacement by cash value to the Tree Canopy Trust Fund. Any trees, which would be considered good candidates for relocation, should be relocated. For trees removed, "equivalent replacement" to be above minimum site Code requirements. The list of existing trees should address all requirements.
- 2. Verify the open space requirements for the residential use.
- 3. Provide the calculations that demonstrate that the 10' average landscape buffer (with a minimum of 5') is provided where a vehicular use area abuts an adjoining R.O.W.
- 4. An 8' wide landscape peninsula tree island is required when more than 2 spaces in a row terminates in an aisle or driveway. Islands to be curbed at nose with concrete curb.
- 5. Continuous planting is required on the street side of fences.
- 6. Verify that trees have sufficient base planting area (as per Code requirements.)
- 7. All landscape areas to be clearly labeled as to shrub, groundcover or sod coverage.
- 8. Indicate any utilities that would affect proposed planting (such as overhead powerlines or underground piping) on the Landscape Plan. Overhead powerlines should be placed underground.
- 9. The street tree scheme should include at least ½ shade trees.
- 10. Verify any residential bufferyard requirements.

- 11. 3" caliber shade trees that are required for the vehicular use area are to be evenly distributed between interior and perimeter landscape areas. Note that 3" caliber trees require a planting area with a 15' min.width.
- 12. Other comments may be made at meeting.

Recommendations:

Division: Planning **Member:** Jim Koeth

954-828-5276

Project Altman Development Co. Case #: 3-ZPUD-03

Name:

Date: December 9, 2003

Comments:

1. As per ULDR Sec. 47-37, PUD District, this application will require PZ Bd. review and recommendation and City Commission review.

- 2. Discuss provision for a traffic study (trip distribution) with Engineering Rep. at the meeting. If study is required, staff and a City –retained consultant must review it. The applicant shall incur the City's cost for these consultant services. Discuss whether study shall analyze the street vacation as well with Engineering Rep. All issues must be resolved prior to project being placed on a PZ Board agenda.
- 3. Provide text narrative indicating project's compliance (point by point) with ULDR Sec. 47-37 (and all other reference ULDR Sects.) prior to item being placed on a PZ Board agenda. Cite each section and provide applicant's response after. Narrative must address the following sections: a) Conditions for PUD Rezoning, b) Application Requirements, c) Performance Standards and d) Criteria.
- 4. As per ULDR Sec. 47-37, a pre-application conference with the dept. shall be required prior to submitting a PUD rezoning application (for PZ Bd.). This conf. must include reps. from Engineering, Zoning, Current and Long Range Planning and Landscape, at a minimum. Provide narrative, prior to meeting, indicating what sections of the ULDR and dimensional requirements the proposed project cannot comply with based on current zoning and land use categories and why the proposal presents a better overall project by not complying.
- 5. Provide property lines and dimensions to property lines on all elevations.
- 6. Discuss provision for any additional R-O-W required with Engineering Rep. and applicant at the meeting.
- 7. Indicate all mechanical equipment on plans. Illustrate how equipment will be screened.

- 8. Provide text narrative to include but not be limited to: loading/service systems, maintenance operations, trash management plan, architectural style of buildings, Et. al. Include what is being demolished to accommodate this proposed development.
- 9. Provide full size obliques from opposing viewpoints.
- 10. Verify that copy of plat is most current recorded plat (including notes) for the proposed site. Applicant shall provide documentation verifying that site does not require platting. I.e., verification letter from the Broward County Planning Council.
- 11. Discuss vehicular stacking from Sunrise Blvd. with Engineering Rep. and applicant at the meeting.
- 12. Discuss dead-end parking area with Engineering Rep. at the meeting.
- 13. Outline all buildings abutting the subject property on the site plan. Indicate setbacks from the property lines, use and stories.
- 14. Provide context plan for general area (approx. two blocks) indicating building outlines with heights, use and stories.
- 15. Dimensions sidewalks on site plan. Discuss widths with Engineering Rep. and applicant at the meeting.
- 16. Will parking structure be enclosed in any area? Indicate where ventilators will be placed on plans. Denote all parking garage openings via shading. Parking structure must comply with Ord. 00-65. Provide detail of garage screening.
- 17. Discuss provision for additional neighborhood compatibility design being applied to the parking garage. In addition, additional fenestration be applied to portions of structures visible from all PROW and neighbors.
- 18. Provide shadow study on the Winter Solstice and Spring Equinox in order to indicate impacts on neighbors. Provide information at 9 am, 12 pm, and 4 pm. Indicate property lines on study and indicate shadow spillover beyond property line. Outline neighbor's pools. Indicate if any parks or open space will be impacted. Shadow study must be submitted prior to project being placed on a PZ Bd. agenda and must be included within the PZ Bd. plan package.
- 19. Provide a table indicating all proposed setbacks for the project. This table is to be indicated on the site plan as part of the site data information area.

- 20. Efforts should be made to save or relocate as many desirable trees as possible. Discuss with Landscape Rep. at meeting.
- 21. Strongly recommend presenting proposal to relevant neighborhood association and neighbors prior to proceeding to the PZ Bd.
- 22. Provide setbacks (dimensions) to the property lines on elevations and floor plans.
- 23. List sq. ft. of units in tabular data.
- 24. Discuss proposed alterations to 12 Ave. with Engineering Rep. at the meeting. Any encroachments require PROW Comm. review at a minimum.
- 25. Indicate Zoning lines and Land Use lines clearly on the site plan. Indicate in tabular data what uses and intensities are within each.
- 26. Indicate where deliveries will take place. Indicate loading zones.
- 27. Indicate overall height(s) to the highest portion of the buildings.
- 28. Verify Flex Zone area contains sufficient number of units to accommodate proposal. Confirm with Angela Csinsi, 828 5984.
- 29. Plans are somewhat difficult to interpret. Please provide alternative way of indicating what uses are proposed on a floor-by-floor basis.
- 30. Provide phasing plan.
- 31. Indicate streets on elevations.
- 32. Provide roof plan(s) for all structures to include ridgelines, spot elevations on all high points.
- 33. Provide photometrics plan indicating ft. candle levels at abutting property lines. Garage internal lighting fixtures and glare cannot be visible from neighbor's property.
- 34. Discuss provision for additional landscaping along all areas, which abut neighbors with Landscape Rep. and applicant at the meeting. Discuss provision for continuous shade trees along Sunrise Blvd. with Landscape Rep. and applicant at the meeting.
- 35. Provide detail for fountain.

- 36. Indicate closest bus stop to project.
- 37. Provide additional setback dimensions and stories of townhomes on the site plan.
- 38. Applicant response to all comments shall be provided within 90 calendar days or project may be subject to additional DRC review.
- 39. Additional comments may be forthcoming at the meeting or after requested additional information is provided prior to the Planning and Zoning Board meeting.

Division: Planning & Zoning Membe Sheryl Stolzenberg

r: (954) 828-5296

Project Altman Development Co. Case #: 3-ZPUD-03

Name:

Date: December 9, 2003

Comments:

- 1. Pursuant to amendments to Sections 163.3177(6)(h) 1 and 2 of Florida Statutes, as amended on May 31, 2002, all local governments were required to enter into Interlocal Agreements with their respective School Boards by May 1, 2003. The Interlocal Agreements specify how the land use amendment and development approval processes of local governments will be coordinated with school planning.
- 2. Section 7.6 of the Interlocal Agreement adopted by the City of Fort Lauderdale in compliance with state law states that local governments in Broward County agree to give the Superintendent of the School Board notification of proposed land use applications and other proposals, such as mixed use developments with a residential component that are pending before the local governments and that may affect student enrollment.
- 3. Section 7.7 states that the School Board will then provide written comments to the local government regarding the proposal and will advise of student impacts anticipated to result from the proposal, the capacity status of the schools serving the area in which the development proposal is located, and any planned capacity improvements and alternatives available.
- 4. Section 7.8 states that, if sufficient capacity is not available or anticipated in the District Educational Facilities Plan to serve the development, the School Board, local government and the developer may 'use their best efforts to collaboratively develop options that aim to provide the capacity to accommodate new students.'

Recommendations:

1. Applicant should meet with School Board representative Chris Akagbosu (954) 765-6562, to obtain evaluation of impact of proposal on school capacity, and identify options to provide capacity, if such are needed.

Division: Police Member: Det. C. Cleary- Robitaille

(954) 828-6419

Project Altman Development Co. Case #: 3-ZPUD-03

Name:

Date: December 9, 2003

Comments:

1. Vehicular and pedestrian access to the parking garage need to be controlled.

- 2. Will the parking garage be a combination of private and public parking? If so, how will the separation be maintained?
- 3. The first floor of the garage should be designed to prevent pedestrian access.
- 4. Stairwell doors, at grade level, should not allow entry.
- 5. Parking lot lighting should met IESNA standards.
- 6. Each floor of the parking garage should have an emergency communication device.
- 7. CCTV should be in place on all parking levels. This should be recorded and monitored to a remote location.

Division: Zoning Member: Terry Burgess

954-828-5913

Project Altman Development Co. Case #: 3-ZPUD-03

Name:

Date: December 9, 2003

Comments:

1. Planned Unit Development requires a Site Plan Level IV review.

- 2. Provide a narrative outlining how the proposed PUD complies with Ordinance # C-02-35. Also include narratives outlining compliance with sections 47-25.2, 47-25.3, 47-18.21 and 47-28.1.
- 3. Discuss plat requirement with the Planning representative and applicant.
- 4. Discuss requirements for additional right-of-way with Engineering representative.
- 5. Extend light values to the residential property line not to exceed one-half (1/2) foot candle pursuant to section 47-20.14 and 47-25.3.
- 6. Indicate all setbacks on the site plan and elevation plans.
- 7. A mixed-use project is non-residential see the additional setback requirements in section 47-25.3.A.3.c.
- 8. Indicate centerline of Sunrise Blvd on site plan.
- 9. Indicate location of all mechanical equipment on the site plan, roof plan and elevation plan pursuant to the requirements of sections 47-19.2.S, 47-19.2.Z, and 47-25.3.
- 10. Dimension all private parking garages for compliance with section 47-20.11.
- 11. Provide a trash management and delivery plan or provide in narrative.
- 12. Provide a staging and storage of materials, parking for contractors and construction/sales trailers prior to Planning and Zoning Board review.
- 13. Additional comments may be discussed at the DRC meeting.